

City Council
Atlanta, Georgia

05-0-1306

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-57
Date Filed: 6-09-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **915 Constitution Road, S.E.**, be changed from R-4 (Single family residential) District to the R-G3 (Residential General Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 6, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C.2

EXHIBIT "A"

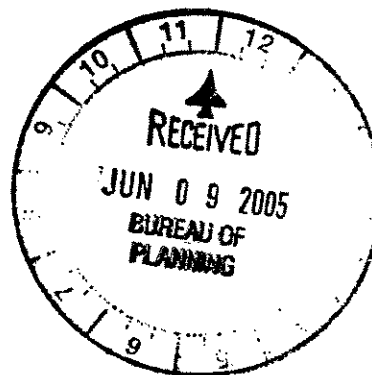
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 6 of the 14th District of Fulton County, Georgia and being more particularly described as following:

BEGINNING at an iron pin at the intersection of the southerly side of Constitution Road with the easterly side of Forrest Park Road, and running thence easterly along the southerly side of Constitution Road a distance of 378 feet to an iron pin; running thence southerly 389.9 feet to an iron pin; running thence westerly 374.8 feet to an iron pin on the easterly side of Forrest Park Road; thence northerly along the easterly side of Forrest Park Road a distance of 436 feet to the southerly side of Constitution Road and the point of beginning; containing 3.56 acres and being improved property with 4 one-story frame buildings. Property further known as Fulton County tax parcel number 14-0006-0003-C75-4 per records of the Fulton County Tax Commissioner and plat maps of the Fulton County Tax Assessors office.

LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND conveyed to the City of Atlanta in condemnation suit number A-74930 as recorded in Deed Book 3497, page 575, Fulton County records, and being in Land Lot 6 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the present southeast corner of Forrest Park Road and Constitution Road; running thence east along the present south side of Constitution Road a distance of 383 feet, more or less, to the west line now or formerly owned by Messer; thence south along said west line a distance of 10 feet to the proposed new south side of Constitution road; thence west along proposed new south side Constitution Road a distance of 383 feet, more or less, to the east side of Forrest Park Road; thence north along the east side of Forrest Park Road a distance of 10 feet to the point of beginning.

2-05-57



Deed Book 38019 Pg 185